



PERFECT RENT



**Boekenrode**  
**3085 JK Rotterdam**

**€ 1.032 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 1.032 p.m. ex.
<b>Service charges</b>	€ 35
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Walk-up flat, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	70m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Balcony</b>	Yes

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Recently renovated house with 2 balconies, a spacious bright living room, and a view of the Singel in Rotterdam Slinge! The home is in a quiet location with a view of the Singel. The Hoogvliet supermarket is a 5-minute walk away, as are bus stops that offer excellent connections to various parts of the city.

Layout:

- The home is located on the first floor.
- Bright living room of approx. 28 m<sup>2</sup> with access to the balcony of approx. 4 m<sup>2</sup>.
- Kitchen of approx. 5.5 m<sup>2</sup> with access to the balcony of approx. 5 m<sup>2</sup>.
- Bedroom of approx. 13.5 m<sup>2</sup>.
- Bedroom of approx. 8.5 m<sup>2</sup> with access to the balcony of approx. 5 m<sup>2</sup>.
- Bathroom of approx. 2 m<sup>2</sup>.
- Hall of approx. 5 m<sup>2</sup> with central heating room.
- External storage room of approx. 10 m<sup>2</sup> located on the ground floor.

Various features:

- Kitchen amenities: Extractor hood.
- Bathroom amenities: walk-in shower, sink and designer radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Balcony at the front and rear of the property.

Conditions:

- Basic rent: € 1,032.45 per month.
- Service costs: € 35.00 per month (on top of the basic rent).
- Deposit: equal to 1 month's basic rent.
- Occupancy is possible for a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not for housemates.
- Type of lease: indefinite with a minimum duration of 12 months.

Income requirement for employees:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income at a rate of 1%.
- For employees: a remaining term of employment contract of at least 10 months or a letter of intent for renewal.
- For self-employed persons: confirmation of income by an external accountant for the entire past financial year and the current financial year (forecast).
- In other cases, it may be possible to qualify with a guarantor or an increased security deposit.

Income requirement for guarantor:

- Living or working in the Netherlands.
- Sufficient income and/or assets to be able to meet the rental obligations under the guarantee in addition to their

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own expenses.

- Otherwise, the same requirements as for employees or self-employed persons.

Interested?

Simply respond via the advertisement. Our Friva software will then guide you through the process step by step. We schedule viewings exclusively via this system, so that everyone is helped in an equal and clear manner.

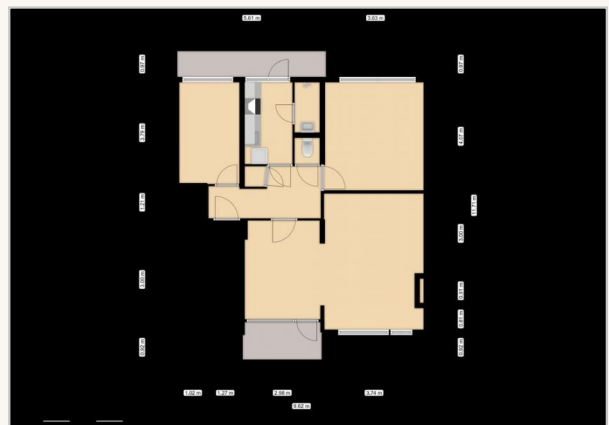


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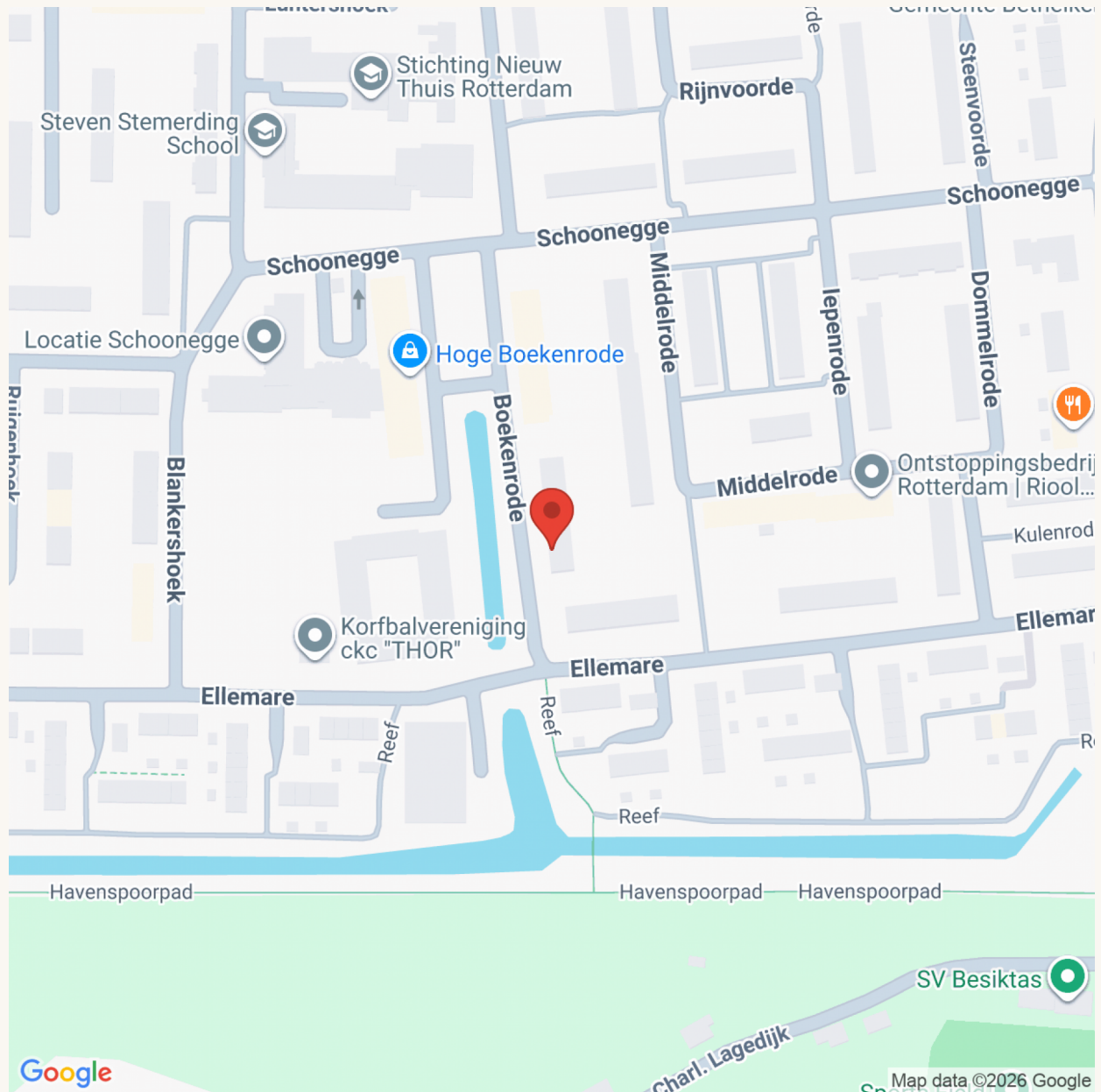
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